

**Los Cerritos Area Homeowners Association**  
**P. O. Box 3958**  
**Edgewood, NM 87015-3958**



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<u>Board of Directors</u>		<u>Officers</u>		<u>Committees</u>	
David Nee	281-4736	Pres: Debbie Wiebener	281-0377	Roads: Steve Williams	286-2284
Tom Zipperian	286-1721	VP: David Nee	281-4736	ACC: vacant	
Debbie Wiebener	281-0377	Secy: Garth Reese	281-6658		
Garth Reese	281-6658	Treas: Tom Zipperian	286-1721		
Mike Rariden	286-0838				

## **Board Meeting**

**March 11, 2015. 7:00pm at Wiebener Home**

Attending: Debbie Wiebener, Mike Rariden, David Nee, Tom Zipperian, Garth Reese.

### **Agenda:**

1. ACC actions. Proposed 3 car garage
2. Budget Report
3. Discussion of need for a change in the annual assessment.
4. Liens, and other actions
5. Natural Gas expansion into neighborhood. How do we manage the impact of this construction on our roads and neighborhood?
6. Roads issues
7. New Business

### **Actions/Decisions**

- Mike Rariden to contact homeowner on proposed 3 car garage this week to gather further information.
- Natural Gas coming into the neighborhood. Debbie Wiebener to set up a meeting with the board, roads committee and gas company representative to discuss concerns about impact on the neighborhood roads and aesthetics. Schedule the meeting within 3-4 weeks (likely week after Easter).
- Tom Zipperian to look into other collections methods for those grossly in arrears on their neighborhood assessment. In some areas, an attorney provides such collection with no cost to the neighborhood, but additional costs to the delinquent lot owner. Only a small number of lots have large outstanding balances, but that represents about half the annual budget.
- We would like to get an estimate on paving the neighborhood. The unusually low cost of oil products may provide a unique window of opportunity. We should estimate:
  - a. The paving of the entire neighborhood, or
  - b. Paving only the principle streets.
- It was suggested we put this discussion into the assessment to be mailed out. No one was assigned to do that.

- We discussed the budget for roads. Road maintenance costs continue to rise (despite falling oil costs). In addition, we need significant addition roadbase and ditch work. No rate increase occurred last year, but operating balances this year are tighter. Saving one year on road base can incur larger out year costs.
  - a. Proposed that we raise the cost by 10% now was defeated.
  - b. Proposal that we keep the first half assessment at the current rate, \$175. We will raise the concern that the second half assessment may need to be higher.
- Tom Zipperian to provide an estimate of spring road maintenance budget for the roads committee.
- Roads committee would like to consider a more significant scouring and grading (processing) of the roads this spring as part of the maintenance and treatment. A portion of the roads would be processed more deeply to see if this leads to better maintenance later.
- There is an immediate need for ditch work. There are some portions of the road where water flows over the road in a heavy rain. It is not cost effective to defer this type of work.

Adjourned at about 9pm.